

CITY OF HIALEAH
PLANNING AND ZONING BOARD SPECIAL MEETING
2017 LAND USE AMENDMENTS TO THE COMPREHENSIVE PLAN
May 24th, 2017
Summary Agenda- Minutes

HIALEAH CITY HALL
501 PALM AVENUE-3RD FLOOR

7:00 P.M.
HIALEAH

Call to order.

Invocation and pledge of allegiance

ALL LOBBYISTS MUST REGISTER WITH THE PLANNING AND ZONING BOARD PRIOR TO ITEM BEING HEARD

A MAXIMUM OF 4 SPEAKERS IN FAVOR AND 4 SPEAKERS IN OPPOSITION WILL BE ALLOWED TO ADDRESS THE PLANNING AND ZONING BOARD ON ANY ITEM. EACH SPEAKER'S COMMENTS WILL BE LIMITED TO 3 MINUTES.

1. Roll Call.

Present: Mr. D. Perez, Mr. Tundidor, Mr. Cabrera, Mr. O. Perez, Mr. Suarez, Mr. Casanova

Absent: Mr. Sanchez

~~2. Approval of Planning and Zoning Board Summary Agenda of May 10th, 2017 as submitted.~~

ADMINISTRATION OF OATH TO ALL APPLICANTS AND ANYONE WHO WILL BE SPEAKING BEFORE THE BOARD ON ANY ITEM.

A WRITTEN DECISION AND RESOLUTION WILL BE PREPARED AND PRESENTED FOR REVIEW TO THE CITY COUNCIL. THE CITY COUNCIL IS AUTHORIZED TO AFFIRM, AFFIRM WITH CONDITIONS, OR OVERRIDE THE DECISIONS BY RESOLUTION. AFTER THE RESOLUTION IS ADOPTED, A MEMBER OF THE PLANNING DIVISION WILL CONTACT THE APPLICANT WHEN A COPY OF THE FINAL DECISION AND RESOLUTION CAN BE PICKED UP. UPON YOUR RECEIPT OF THE FINAL DECISION AND RESOLUTION, CONTACT THE BUILDING DEPARTMENT TO OBTAIN YOUR REQUIRED BUILDING PERMIT. SUMMARY MINUTES, OR A COPY OF THE AUDIO FILE OF THE PROCEEDINGS BEFORE THE PLANNING AND ZONING BOARD, SHALL BE PREPARED AND SUBMITTED TO THE CITY COUNCIL BEFORE ITS HEARING.

THE PLANNING AND ZONING BOARD RECOMMENDATIONS, FOR THE FOLLOWING PUBLIC HEARING REQUESTS WILL BE HEARD BY THE CITY COUNCIL, AT ITS SCHEDULED MEETING OF TUESDAY JUNE 13th, 2017.

HIALEAH PLANNING AND ZONING BOARD MEETING- May 24th, 2017

- 3. Small Scale Amendment** from Medium Density Residential to High Density Residential. Property located at 423 East 27th Street, Hialeah, Zoned R-3 (Multiple Family District).

Applicant: Marcelo O'Shea and Betina Arazi

Planner's Recommendation: Approval

Motion to Approve: Mr. O. Perez; Second: Mr. Suarez

Approved: 6-0

Item Approved

- 4. Small Scale Amendment** from Low Density Residential to Commercial. Property located at South of NW 170th Street, East of NW 97th Avenue and West of Interstate Highway 75 (I-75), Hialeah, Zoned AU (Agriculture), MDC designation.

Applicant: Alejandro Arias, Esq. on behalf of Atlas Hialeah Heights, LLC.

Planner's Recommendation: Approval

Motion to Approve: Mr. Cabrera; Second: Mr. Tundidor

Approved: 6-0

Item Approved

- 5. Small Scale Amendment** from Low Density Residential to Medium Density Residential. Property located at 170 East 34th Street, Hialeah, Zoned R-3 (Multiple Family District).

Applicant: 170 R LLC.

Planner's Recommendation: Approval

***REPORT: Teresita Tourison, 175 E 35 ST in opposition**

Motion to Approve: Mr. O. Perez; Second: Mr. Casanova

Approved: 5-1 with Mr. Tundidor voting NO.

Item Approved

MISCELLANEOUS ITEMS NOT REQUIRING ADVERTISING:

- 6. Old Business. None.**

- 7. New Business. None.**

IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, PERSONS NEEDING A SPECIAL ACCOMMODATION TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE PLANNING DIVISION NO LATER THAN SEVEN DAYS PRIOR TO THE PROCEEDING. TELEPHONE (305) 883-8075 OR (305) 883-8076 FOR ASSISTANCE; IF HEARING IMPAIRED, TELEPHONE THE FLORIDA RELAY SERVICE NUMBERS (800) 955-8771 (TDD) OR (800) 955-8770 (VOICE) FOR ASSISTANCE.